

40.230.030 EMPLOYMENT CENTER DISTRICTS (OC, BP)

A. Purpose. Employment Center District is implemented by both Office Campus (OC) and Business Park (BP) zones to provide for a wide range of employment opportunities. The regulations are intended to establish appropriate development and performance standards for employment center developments and provide sensitivity to abutting zones. Development sites within the OC and BP zones may not be less than five (5) acres in size and shall provide a park-like setting with uses subject to high development and operational standards devoid of nuisance factors, hazards, and potentially high parking or public facility demands. The OC and BP zones may be applied to areas designated for employment center districts by the comprehensive plan (refer to Section 40.230.040(A)(6)).

1. The Office Campus (OC) district provides for business and professional services, research and development, limited light manufacturing and wholesale trade, and corporate offices along with accessory commercial uses. This district shall be pedestrian and transit oriented while at the same time providing adequate auto facilities. The regulations in this chapter are intended to minimize the presence of nuisance factors and hazards. The application of this district should not result in a predominance of commercial uses in an area designated for noncommercial activities by the comprehensive plan.
2. The Business Park (BP) zone provides for the development of uses including: limited light manufacturing and wholesale trade, light warehousing, business and professional services, research, business, and corporate offices and other similar compatible or supporting enterprises not oriented to the general public.

B. Uses. The uses set out in Table 40.230.030-1 are examples of uses allowable in employment center ~~this zone~~ districts. The appropriate review authority is mandatory.

"P" Uses allowed subject to approval of applicable permits.

"R/A" Uses permitted upon Review and Approval as set forth in Section 40.520.020.

"C" Conditional uses which may be permitted subject to the approval of a Conditional Use Permit as set forth in Section 40.520.030.

"X" Uses specifically prohibited.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Special Uses (Chapter 40.260) or other applicable chapter is noted in the "Special Standards" column.

The following list of permitted uses is based on the North American Industrial Classification System (NAICS). NAICS is organized in a hierarchical structure much like the existing SIC (Standard Industrial Classification). NAICS industries are identified by a 6-digit code, in contrast to the 4-digit SIC code. The longer code accommodates the larger number of sectors and allows more flexibility in designating subsectors. The use of NAICS codes for permitted uses refers only to the use of a particular site, rather than the type of industry involved. For example, office uses for manufacturing firms are treated as offices and are not permitted in the industrial zones.

- The first two digits designate a major economic sector (formerly division) such as agriculture or manufacturing.
- The third digit designates an economic subsector (formerly major group) such as crop production or apparel manufacturing.
- The fourth digit designates an industry group, such as grain and oil seed farming or fiber, yarn and thread mills.
- The fifth digit designates the NAICS industry such as wheat farming or broadwoven fabric mills.

Retail uses are marked with a "1" in Table 40.230.030-1 below. See the footnotes at the end of the table for an explanation of permitted development.

Table 40.230.030-1. Uses				<u>OC</u>	<u>BP</u>
1997 North American Industrial Classification System (NAICS)					
A. Resource Uses.					
11 - Agriculture, Forestry, Fishing and Hunting					
111	Crop production				
	1111	Oilseed and grain farming			
		11111	Soybean farming	<u>P</u>	<u>P</u>
		11112	Oilseed (except soybean) farming	<u>P</u>	<u>P</u>
		11113	Dry pea and bean farming	<u>P</u>	<u>P</u>
		11114	Wheat farming	<u>P</u>	<u>P</u>
		11115	Corn farming	<u>P</u>	<u>P</u>
		11116	Rice farming	<u>P</u>	<u>P</u>
		11119	Other grain farming		
		111191	Oilseed and grain combination farming	<u>P</u>	<u>P</u>
		111199	Other grain farming	<u>P</u>	<u>P</u>
	1112	Vegetable and melon farming			
		11121	Vegetable and melon farming		
		111211	Potato farming	<u>P</u>	<u>P</u>
		111219	Other vegetable (except potato) and melon farming	<u>P</u>	<u>P</u>
	1113	Fruit and tree nut farming			
		11131	Orange groves	<u>P</u>	<u>P</u>
		11132	Citrus (except orange) groves	<u>P</u>	<u>P</u>
		11133	Noncitrus fruit and tree nut farming		
		111331	Apple orchards	<u>P</u>	<u>P</u>
		111332	Grape vineyards	<u>P</u>	<u>P</u>
		111333	Strawberry farming	<u>P</u>	<u>P</u>
		111334	Berry (except strawberry) farming	<u>P</u>	<u>P</u>
		111335	Tree nut farming	<u>P</u>	<u>P</u>
		111336	Fruit and tree nut combination farming	<u>P</u>	<u>P</u>
		111339	Other noncitrus fruit farming	<u>P</u>	<u>P</u>
	1114	Greenhouse, nursery, and floriculture production			
		11141	Food crops grown under cover		
		111411	Mushroom production	<u>P</u>	<u>P</u>
		111419	Other food crops grown under cover	<u>P</u>	<u>P</u>
		11142	Nursery and floriculture production		
		111421	Nursery and tree production	<u>P</u>	<u>P</u>
		111422	Floriculture production	<u>P</u>	<u>P</u>
	1119	Other crop farming			
		11191	Tobacco farming	<u>P</u>	<u>P</u>
		11192	Cotton farming	<u>P</u>	<u>P</u>
		11193	Sugarcane farming	<u>P</u>	<u>P</u>
		11194	Hay farming	<u>P</u>	<u>P</u>
		11199	All other crop farming		
		111991	Sugar beet farming	<u>P</u>	<u>P</u>
		111992	Peanut farming	<u>P</u>	<u>P</u>
		111998	All other miscellaneous crop farming	<u>P</u>	<u>P</u>
B. Manufacturing Uses: See footnote 5.					
31-33 – Manufacturing					
311	Food manufacturing				
	3118	Bakeries and tortilla manufacturing			

Table 40.230.030-1. Uses				<u>OC</u>	<u>BP</u>
1997 North American Industrial Classification System (NAICS)					
		<u>31181</u>	<u>Bread and bakery product manufacturing</u>		
		<u>311811</u>	<u>Retail bakeries</u>	<u>P¹</u>	<u>P¹</u>
<u>323</u>	<u>Printing and related support activities</u>				
	<u>3231</u>	<u>Printing and related support activities</u>			
		<u>32311</u>	<u>Printing</u>		
			<u>323110</u> <u>Commercial lithographic printing</u>	<u>P</u>	<u>P</u>
			<u>323111</u> <u>Commercial gravure printing</u>	<u>P</u>	<u>P</u>
			<u>323112</u> <u>Commercial flexographic printing</u>	<u>P</u>	<u>P</u>
			<u>323113</u> <u>Commercial screen printing</u>	<u>P</u>	<u>P</u>
			<u>323114</u> <u>Quick printing</u>	<u>P</u>	<u>P</u>
			<u>323115</u> <u>Digital printing</u>	<u>P</u>	<u>P</u>
			<u>323116</u> <u>Manifold business forms printing</u>	<u>P</u>	<u>P</u>
			<u>323117</u> <u>Books printing</u>	<u>P</u>	<u>P</u>
			<u>323118</u> <u>Blankbook, looseleaf binders, and devices manufacturing</u>	<u>P</u>	<u>P</u>
			<u>323119</u> <u>Other commercial printing</u>	<u>P</u>	<u>P</u>
		<u>32312</u>	<u>Support activities for printing</u>		
			<u>323121</u> <u>Tradebinding and related work</u>	<u>P</u>	<u>P</u>
			<u>323122</u> <u>Prepress services</u>	<u>P</u>	<u>P</u>
<u>325</u>	<u>Chemical manufacturing</u>				
	<u>3254</u>	<u>Pharmaceutical and medicine manufacturing</u>			
		<u>32541</u>	<u>Pharmaceutical and medicine manufacturing</u>		
			<u>325411</u> <u>Medicinal and botanical manufacturing</u>	<u>X</u>	<u>C</u>
			<u>325412</u> <u>Pharmaceutical preparation manufacturing</u>	<u>X</u>	<u>C</u>
			<u>325413</u> <u>In-vitro diagnostic substance manufacturing</u>	<u>X</u>	<u>C</u>
<u>332</u>	<u>Fabricated metal product manufacturing</u>				
	<u>3322</u>	<u>Cutlery and handtool manufacturing</u>			
		<u>33221</u>	<u>Cutlery and handtool manufacturing</u>		
			<u>332211</u> <u>Cutlery and flatware (except precious) manufacturing</u>	<u>X</u>	<u>P</u>
			<u>332212</u> <u>Hand and edge tool manufacturing</u>	<u>X</u>	<u>P</u>
			<u>332213</u> <u>Saw blade and handsaw manufacturing</u>	<u>X</u>	<u>P</u>
			<u>332214</u> <u>Kitchen utensil, pot, and part manufacturing</u>	<u>X</u>	<u>P</u>
	<u>3327</u>	<u>Machine shops; turned product; and screw, nut, and bolt manufacturing</u>			
		<u>33271</u>	<u>Machine shops</u>	<u>X</u>	<u>P</u>
		<u>33272</u>	<u>Turned product and screw, nut, and bolt manufacturing</u>	<u>X</u>	<u>P</u>
			<u>332721</u> <u>Precision turned product manufacturing</u>	<u>X</u>	<u>P</u>
			<u>332722</u> <u>Bolt, nut, screw, rivet, and washer manufacturing</u>	<u>X</u>	<u>P</u>
<u>333</u>	<u>Machinery manufacturing</u>				
	<u>3333</u>	<u>Commercial and service industry machinery manufacturing</u>			
		<u>33331</u>	<u>Commercial and service industry machinery manufacturing</u>		
			<u>333314</u> <u>Optical instrument and lens manufacturing</u>	<u>P</u>	<u>P</u>
<u>334</u>	<u>Computer and electronic product manufacturing</u>				
	<u>3341</u>	<u>Computer and peripheral equipment manufacturing</u>			
		<u>33411</u>	<u>Computer and peripheral equipment manufacturing</u>		
			<u>334111</u> <u>Electronic computer manufacturing</u>	<u>X</u>	<u>P</u>
			<u>334112</u> <u>Computer storage device manufacturing</u>	<u>X</u>	<u>P</u>
			<u>334113</u> <u>Computer terminal manufacturing</u>	<u>X</u>	<u>P</u>
			<u>334119</u> <u>Other computer peripheral equipment manufacturing</u>	<u>X</u>	<u>P</u>
	<u>3342</u>	<u>Communications equipment manufacturing</u>			
		<u>33421</u>	<u>Telephone apparatus manufacturing</u>	<u>X</u>	<u>P</u>
		<u>33422</u>	<u>Radio and television broadcasting and wireless communications equipment manufacturing</u>	<u>X</u>	<u>P</u>

Table 40.230.030-1. Uses				OC	BP
1997 North American Industrial Classification System (NAICS)					
		<u>33429</u>	<u>Other communications equipment manufacturing</u>	<u>X</u>	<u>P</u>
	<u>3343</u>	<u>Audio and video equipment manufacturing</u>			
		<u>33431</u>	<u>Audio and video equipment manufacturing</u>	<u>X</u>	<u>P</u>
	<u>3344</u>	<u>Semiconductor and other electronic component manufacturing</u>			
		<u>33441</u>	<u>Semiconductor and other electronic component manufacturing</u>		
		<u>334411</u>	<u>Electron tube manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334412</u>	<u>Bare printed circuit board manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334413</u>	<u>Semiconductor and related device manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334414</u>	<u>Electronic capacitor manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334415</u>	<u>Electronic resistor manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334416</u>	<u>Electronic coil, transformer, and other inductor manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334417</u>	<u>Electronic connector manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334418</u>	<u>Printed circuit assembly (electronic assembly) manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334419</u>	<u>Other electronic component manufacturing</u>	<u>X</u>	<u>P</u>
	<u>3345</u>	<u>Navigational, measuring, electromedical, and control instruments manufacturing</u>			
		<u>33451</u>	<u>Navigational, measuring, electromedical, and control instruments manufacturing</u>		
		<u>334510</u>	<u>Electromedical and electrotherapeutic apparatus manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334511</u>	<u>Search, detection, navigation, guidance, aeronautical, and nautical system and instrument manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334512</u>	<u>Automatic environmental control manufacturing for residential, commercial, and appliance use</u>	<u>X</u>	<u>P</u>
		<u>334513</u>	<u>Instruments and related products manufacturing for measuring, displaying, and controlling industrial process variables</u>	<u>X</u>	<u>P</u>
		<u>334514</u>	<u>Totalizing fluid meter and counting device manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334515</u>	<u>Instrument manufacturing for measuring and testing electricity and electrical signals</u>	<u>X</u>	<u>P</u>
		<u>334516</u>	<u>Analytical laboratory instrument manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334517</u>	<u>Irradiation apparatus manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334518</u>	<u>Watch, clock, and part manufacturing</u>	<u>X</u>	<u>P</u>
		<u>334519</u>	<u>Other measuring and controlling device manufacturing</u>	<u>X</u>	<u>P</u>
	<u>3346</u>	<u>Manufacturing and reproducing magnetic and optical media</u>			
		<u>33461</u>	<u>Manufacturing and reproducing magnetic and optical media</u>		
		<u>334611</u>	<u>Software reproducing</u>	<u>X</u>	<u>P</u>
		<u>334612</u>	<u>Prerecorded compact disc (except software), tape, and record reproducing</u>	<u>X</u>	<u>P</u>
		<u>334613</u>	<u>Magnetic and optical recording media manufacturing</u>	<u>X</u>	<u>P</u>
<u>335</u>	<u>Electrical equipment, appliance, and component manufacturing</u>				
	<u>3351</u>	<u>Electric lighting equipment manufacturing</u>			
		<u>33511</u>	<u>Electric lamp bulb and part manufacturing</u>	<u>X</u>	<u>P</u>
		<u>33512</u>	<u>Lighting fixture manufacturing</u>		
		<u>335121</u>	<u>Residential electric lighting fixture manufacturing</u>	<u>X</u>	<u>P</u>
		<u>335122</u>	<u>Commercial, industrial, and institutional electric lighting fixture manufacturing</u>	<u>X</u>	<u>P</u>
		<u>335129</u>	<u>Other lighting equipment manufacturing</u>	<u>X</u>	<u>P</u>
	<u>3352</u>	<u>Household appliance manufacturing</u>			
		<u>33521</u>	<u>Small electrical appliance manufacturing</u>		
		<u>335211</u>	<u>Electric housewares and household fan manufacturing</u>	<u>X</u>	<u>P</u>

<u>Table 40.230.030-1. Uses</u>					<u>OC</u>	<u>BP</u>
<u>1997 North American Industrial Classification System (NAICS)</u>						
			<u>335212</u>	<u>Household vacuum cleaner manufacturing</u>	<u>X</u>	<u>P</u>
		<u>33522</u>	<u>Major appliance manufacturing</u>			
			<u>335221</u>	<u>Household cooking appliance manufacturing</u>	<u>X</u>	<u>P</u>
			<u>335222</u>	<u>Household refrigerator and home freezer manufacturing</u>	<u>X</u>	<u>P</u>
			<u>335224</u>	<u>Household laundry equipment manufacturing</u>	<u>X</u>	<u>P</u>
<u>339</u>	<u>Miscellaneous manufacturing</u>					
	<u>3391</u>	<u>Medical equipment and supplies manufacturing</u>				
		<u>33911</u>	<u>Medical equipment and supplies manufacturing</u>			
			<u>339111</u>	<u>Laboratory apparatus and furniture manufacturing</u>	<u>X</u>	<u>P</u>
			<u>339112</u>	<u>Surgical and medical instrument manufacturing</u>	<u>X</u>	<u>P</u>
			<u>339113</u>	<u>Surgical appliance and supplies manufacturing</u>	<u>X</u>	<u>P</u>
			<u>339114</u>	<u>Dental equipment and supplies manufacturing</u>	<u>X</u>	<u>P</u>
			<u>339115</u>	<u>Ophthalmic goods manufacturing</u>	<u>P</u>	<u>P</u>
			<u>339116</u>	<u>Dental laboratories</u>	<u>P</u>	<u>P</u>
	<u>3399</u>	<u>Other miscellaneous manufacturing</u>				
		<u>33995</u>	<u>Sign manufacturing</u>		<u>X</u>	<u>P</u>
<u>C. Transportation, Storage, and Utilities: See Footnote 5.</u>						
<u>48-49 - Transportation and Warehousing</u>						
<u>482</u>	<u>Rail transportation</u>					
	<u>4821</u>	<u>Rail transportation</u>				
		<u>48211</u>	<u>Rail transportation</u>			
			<u>482111</u>	<u>Line-haul railroads</u>	<u>X</u>	<u>C</u>
			<u>482112</u>	<u>Short line railroads</u>	<u>X</u>	<u>C</u>
<u>485</u>	<u>Transit and ground passenger transportation</u>					
	<u>4851</u>	<u>Urban transit systems</u>				
		<u>48511</u>	<u>Urban transit systems</u>			
			<u>485111</u>	<u>Mixed mode transit systems</u>	<u>C</u>	<u>P</u>
			<u>485112</u>	<u>Commuter rail systems</u>	<u>C</u>	<u>P</u>
			<u>485113</u>	<u>Bus and other motor vehicle transit systems</u>	<u>C</u>	<u>P</u>
			<u>485119</u>	<u>Other urban transit systems</u>	<u>C</u>	<u>P</u>
	<u>4852</u>	<u>Interurban and rural bus transportation</u>				
		<u>48521</u>	<u>Interurban and rural bus transportation</u>		<u>C</u>	<u>P</u>
	<u>4853</u>	<u>Taxi and limousine service</u>				
		<u>48531</u>	<u>Taxi service</u>		<u>C</u>	<u>P</u>
		<u>48532</u>	<u>Limousine service</u>		<u>C</u>	<u>P</u>
	<u>4854</u>	<u>School and employee bus transportation</u>				
		<u>48541</u>	<u>School and employee bus transportation</u>		<u>C</u>	<u>P</u>
	<u>4855</u>	<u>Charter bus industry</u>				
		<u>48551</u>	<u>Charter bus industry</u>		<u>C</u>	<u>P</u>
	<u>4859</u>	<u>Other transit and ground passenger transportation</u>				
		<u>48599</u>	<u>Other transit and ground passenger transportation</u>			
			<u>485991</u>	<u>Special needs transportation</u>	<u>C</u>	<u>P</u>
			<u>485999</u>	<u>All other transit and ground passenger transportation</u>	<u>C</u>	<u>P</u>
<u>486</u>	<u>Pipeline transportation</u>					
	<u>4861</u>	<u>Pipeline transportation of crude oil</u>				
		<u>48611</u>	<u>Pipeline transportation of crude oil</u>		<u>C</u>	<u>P</u>
	<u>4862</u>	<u>Pipeline transportation of natural gas</u>				
		<u>48621</u>	<u>Pipeline transportation of natural gas</u>		<u>C</u>	<u>P</u>
<u>487</u>	<u>Scenic and sightseeing transportation</u>					
	<u>4871</u>	<u>Scenic and sightseeing transportation, land</u>				

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1997 North American Industrial Classification System (NAICS)					
		<u>48711</u>	<u>Scenic and sightseeing transportation, land</u>	<u>C</u>	<u>P</u>
	<u>4872</u>		<u>Scenic and sightseeing transportation, water</u>		
		<u>48721</u>	<u>Scenic and sightseeing transportation, water</u>	<u>C</u>	<u>C</u>
	<u>4879</u>		<u>Scenic and sightseeing transportation, other</u>		
		<u>48799</u>	<u>Scenic and sightseeing transportation, other</u>	<u>C</u>	<u>C</u>
<u>491</u>	<u>Postal service</u>				
	<u>4911</u>	<u>Postal service</u>			
		<u>49111</u>	<u>Postal service</u>	<u>P</u>	<u>P</u>
<u>492</u>	<u>Couriers and messengers</u>				
	<u>4921</u>	<u>Couriers</u>			
		<u>49211</u>	<u>Couriers</u>	<u>P</u>	<u>P</u>
	<u>4922</u>	<u>Local messengers and local delivery</u>			
		<u>49221</u>	<u>Local messengers and local delivery</u>	<u>P</u>	<u>P</u>
F. Services.					
<u>51 – Information</u>					
<u>511</u>	<u>Publishing industries</u>				
	<u>5111</u>	<u>Newspaper, periodical, book, and database publishers</u>		<u>P</u>	<u>P</u>
		<u>51111</u>	<u>Newspaper publishers</u>	<u>P</u>	<u>P</u>
		<u>51112</u>	<u>Periodical publishers</u>	<u>P</u>	<u>P</u>
		<u>51113</u>	<u>Book publishers</u>	<u>P</u>	<u>P</u>
		<u>51114</u>	<u>Database and directory publishers</u>	<u>P</u>	<u>P</u>
		<u>51119</u>	<u>Other publishers</u>	<u>P</u>	<u>P</u>
		<u>511191</u>	<u>Greeting card publishers</u>	<u>P</u>	<u>P</u>
		<u>511199</u>	<u>All other publishers</u>	<u>P</u>	<u>P</u>
	<u>5112</u>	<u>Software publishers</u>			
		<u>51121</u>	<u>Software publishers</u>	<u>P</u>	<u>✕ P</u>
<u>512</u>	<u>Motion picture and sound recording industries</u>				
	<u>5121</u>	<u>Motion picture and video industries</u>			
		<u>51211</u>	<u>Motion picture and video production</u>	<u>P</u>	<u>P</u>
		<u>51212</u>	<u>Motion picture and video distribution</u>	<u>P</u>	<u>P</u>
		<u>51219</u>	<u>Postproduction services and other motion picture and video industries</u>		
		<u>512191</u>	<u>Teleproduction and other postproduction services</u>	<u>P</u>	<u>P</u>
		<u>512199</u>	<u>Other motion picture and video industries</u>	<u>P</u>	<u>P</u>
	<u>5122</u>	<u>Sound recording industries</u>			
		<u>51221</u>	<u>Record production</u>	<u>P</u>	<u>P</u>
		<u>51222</u>	<u>Integrated record production/distribution</u>	<u>P</u>	<u>P</u>
		<u>51223</u>	<u>Music publishers</u>	<u>P</u>	<u>P</u>
		<u>51224</u>	<u>Sound recording studios</u>	<u>P</u>	<u>P</u>
		<u>51229</u>	<u>Other sound recording industries</u>	<u>P</u>	<u>P</u>
<u>513</u>	<u>Broadcasting and telecommunications</u>				
	<u>5131</u>	<u>Radio and television broadcasting</u>			
		<u>51311</u>	<u>Radio broadcasting</u>		
		<u>513111</u>	<u>Radio networks</u>	<u>P</u>	<u>P</u>
		<u>513112</u>	<u>Radio stations</u>	<u>P</u>	<u>P</u>
		<u>51312</u>	<u>Television broadcasting</u>	<u>P</u>	<u>P</u>
	<u>5132</u>	<u>Cable networks and program distribution</u>			
		<u>51321</u>	<u>Cable networks</u>		
		<u>51322</u>	<u>Cable and other program distribution</u>	<u>P</u>	<u>P</u>

Table 40.230.030-1. Uses				<u>OC</u>	<u>BP</u>
1997 North American Industrial Classification System (NAICS)					
	<u>5133</u>	<u>Telecommunications</u>			
		<u>51331</u>	<u>Wired telecommunications carriers</u>	<u>P</u>	<u>P</u>
		<u>51332</u>	<u>Wireless telecommunications carriers (except satellite)</u>		
			<u>513321</u> <u>Paging</u>	<u>P</u>	<u>P</u>
			<u>513322</u> <u>Cellular and other wireless telecommunications</u>	<u>P</u>	<u>P</u>
		<u>51333</u>	<u>Telecommunications resellers</u>	<u>P</u>	<u>P</u>
		<u>51334</u>	<u>Satellite telecommunications</u>	<u>P</u>	<u>P</u>
		<u>51339</u>	<u>Other telecommunications</u>	<u>P</u>	<u>P</u>
<u>514</u>	<u>Information services and data processing services</u>				
	<u>5141</u>	<u>Information services</u>			
		<u>51411</u>	<u>News syndicates</u>	<u>P</u>	<u>P</u>
		<u>51412</u>	<u>Libraries and archives</u>	<u>P</u>	<u>P</u>
		<u>51419</u>	<u>Other information services</u>		
			<u>514191</u> <u>On-line information services</u>	<u>P</u>	<u>P</u>
			<u>514199</u> <u>All other information services</u>	<u>P</u>	<u>P</u>
	<u>5142</u>	<u>Data processing services</u>			
		<u>51421</u>	<u>Data processing services</u>	<u>P</u>	<u>P</u>
52 - Finance and Insurance					
<u>521</u>	<u>Monetary authorities -- Central bank</u>				
	<u>5211</u>	<u>Monetary authorities -- Central bank</u>			
		<u>52111</u>	<u>Monetary authorities -- Central bank</u>	<u>P</u>	<u>P</u>
<u>522</u>	<u>Credit intermediation and related activities</u>				
	<u>5221</u>	<u>Depository credit intermediation</u>			
		<u>52211</u>	<u>Commercial banking</u>	<u>P</u>	<u>P</u>
		<u>52212</u>	<u>Savings institutions</u>	<u>P</u>	<u>P</u>
		<u>52213</u>	<u>Credit unions</u>	<u>P</u>	<u>P</u>
		<u>52219</u>	<u>Other depository credit intermediation</u>	<u>P</u>	<u>P</u>
	<u>5222</u>	<u>Nondepository credit intermediation</u>			
		<u>52221</u>	<u>Credit card issuing</u>	<u>P</u>	<u>P</u>
		<u>52222</u>	<u>Sales financing</u>	<u>P</u>	<u>P</u>
		<u>52229</u>	<u>Other nondepository credit intermediation</u>		
			<u>522291</u> <u>Consumer lending</u>	<u>P</u>	<u>P</u>
			<u>522292</u> <u>Real estate credit</u>	<u>P</u>	<u>P</u>
			<u>522293</u> <u>International trade financing</u>	<u>P</u>	<u>P</u>
			<u>522294</u> <u>Secondary market financing</u>	<u>P</u>	<u>P</u>
			<u>522298</u> <u>All other nondepository credit intermediation</u>	<u>P</u>	<u>P</u>
	<u>5223</u>	<u>Activities related to credit intermediation</u>			
		<u>52231</u>	<u>Mortgage and nonmortgage loan brokers</u>	<u>P</u>	<u>P</u>
		<u>52232</u>	<u>Financial transactions processing, reserve, and clearinghouse activities</u>	<u>P</u>	<u>P</u>
		<u>52239</u>	<u>Other activities related to credit intermediation</u>	<u>P</u>	<u>P</u>
<u>523</u>	<u>Securities, commodity contracts, and other financial investments and related activities</u>				
	<u>5231</u>	<u>Securities and commodity contracts intermediation and brokerage</u>			
		<u>52311</u>	<u>Investment banking and securities dealing</u>	<u>P</u>	<u>P</u>
		<u>52312</u>	<u>Securities brokerage</u>	<u>P</u>	<u>P</u>
		<u>52313</u>	<u>Commodity contracts dealing</u>	<u>P</u>	<u>P</u>
		<u>52314</u>	<u>Commodity contracts brokerage</u>	<u>P</u>	<u>P</u>
	<u>5232</u>	<u>Securities and commodity exchanges</u>			
		<u>52321</u>	<u>Securities and commodity exchanges</u>	<u>P</u>	<u>P</u>
	<u>5239</u>	<u>Other financial investment activities</u>			
		<u>52391</u>	<u>Miscellaneous intermediation</u>	<u>P</u>	<u>P</u>

<u>Table 40.230.030-1. Uses</u>				<u>OC</u>	<u>BP</u>
<u>1997 North American Industrial Classification System (NAICS)</u>					
		<u>52392</u>	<u>Portfolio management</u>	<u>P</u>	<u>P</u>
		<u>52393</u>	<u>Investment advice</u>	<u>P</u>	<u>P</u>
		<u>52399</u>	<u>All other financial investment activities</u>		
			<u>523991</u> <u>Trust, fiduciary, and custody activities</u>	<u>P</u>	<u>P</u>
			<u>523999</u> <u>Miscellaneous financial investment activities</u>	<u>P</u>	<u>P</u>
<u>524</u>	<u>Insurance carriers and related activities</u>				
	<u>5241</u>	<u>Insurance carriers</u>			
		<u>52411</u>	<u>Direct life, health, and medical insurance carriers</u>		
			<u>524113</u> <u>Direct life insurance carriers</u>	<u>P</u>	<u>P</u>
			<u>524114</u> <u>Direct health and medical insurance carriers</u>	<u>P</u>	<u>P</u>
		<u>52412</u>	<u>Direct insurance (except life, health, and medical) carriers</u>		
			<u>524126</u> <u>Direct property and casualty insurance carriers</u>	<u>P</u>	<u>P</u>
			<u>524127</u> <u>Direct title insurance carriers</u>	<u>P</u>	<u>P</u>
			<u>524128</u> <u>Other direct insurance (except life, health, and medical) carriers</u>	<u>P</u>	<u>P</u>
		<u>52413</u>	<u>Reinsurance carriers</u>	<u>P</u>	<u>P</u>
	<u>5242</u>	<u>Agencies, brokerages, and other insurance related activities</u>			
		<u>52421</u>	<u>Insurance agencies and brokerages</u>	<u>P</u>	<u>P</u>
		<u>52429</u>	<u>Other insurance related activities</u>		
			<u>524291</u> <u>Claims adjusting</u>	<u>P</u>	<u>P</u>
			<u>524292</u> <u>Third party administration of insurance and pension funds</u>	<u>P</u>	<u>P</u>
			<u>524298</u> <u>All other insurance related activities</u>	<u>P</u>	<u>P</u>
<u>525</u>	<u>Funds, trusts, and other financial vehicles</u>				
	<u>5251</u>	<u>Insurance and employee benefit funds</u>			
		<u>52511</u>	<u>Pension funds</u>	<u>P</u>	<u>P</u>
		<u>52512</u>	<u>Health and welfare funds</u>	<u>P</u>	<u>P</u>
		<u>52519</u>	<u>Other insurance funds</u>	<u>P</u>	<u>P</u>
	<u>5259</u>	<u>Other investment pools and funds</u>			
		<u>52591</u>	<u>Open-end investment funds</u>	<u>P</u>	<u>P</u>
		<u>52592</u>	<u>Trusts, estates, and agency accounts</u>	<u>P</u>	<u>P</u>
		<u>52593</u>	<u>Real estate investment trusts</u>	<u>P</u>	<u>P</u>
		<u>52599</u>	<u>Other financial vehicles</u>	<u>P</u>	<u>P</u>
<u>53 - Real Estate and Rental and Leasing</u>					
<u>531</u>	<u>Real estate</u>				
	<u>5311</u>	<u>Lessors of real estate</u>			
		<u>53111</u>	<u>Lessors of residential buildings and dwellings</u>	<u>P</u>	<u>P</u>
		<u>53112</u>	<u>Lessors of nonresidential buildings (except mini-warehouses)</u>	<u>P</u>	<u>P</u>
		<u>53113</u>	<u>Lessors of mini-warehouses and self-storage units</u>	<u>P</u>	<u>P</u>
		<u>53119</u>	<u>Lessors of other real estate property</u>	<u>P</u>	<u>P</u>
	<u>5312</u>	<u>Offices of real estate agents and brokers</u>			
		<u>53121</u>	<u>Offices of real estate agents and brokers</u>	<u>P</u>	<u>P</u>
	<u>5313</u>	<u>Activities related to real estate</u>			
		<u>53131</u>	<u>Real estate property managers</u>		
			<u>531311</u> <u>Residential property managers</u>	<u>P</u>	<u>P</u>
			<u>531312</u> <u>Nonresidential property managers</u>	<u>P</u>	<u>P</u>
		<u>53132</u>	<u>Offices of real estate appraisers</u>	<u>P</u>	<u>P</u>
		<u>53139</u>	<u>Other activities related to real estate</u>	<u>P</u>	<u>P</u>
<u>532</u>	<u>Rental and leasing services</u>				
	<u>5324</u>	<u>Commercial and industrial machinery and equipment rental and leasing</u>			
		<u>53242</u>	<u>Office machinery and equipment rental and leasing</u>	<u>P</u>	<u>P</u>

<u>Table 40.230.030-1. Uses</u>				<u>OC</u>	<u>BP</u>
<u>1997 North American Industrial Classification System (NAICS)</u>					
<u>533</u>	<u>Lessors of nonfinancial intangible assets (except copyrighted works)</u>				
	<u>5331</u>	<u>Lessors of nonfinancial intangible assets (except copyrighted works)</u>			
		<u>53311</u>	<u>Lessors of nonfinancial intangible assets (except copyrighted works)</u>	<u>P</u>	<u>P</u>
<u>54 - Professional, Scientific, and Technical Services</u>					
<u>541</u>	<u>Professional, scientific, and technical services</u>				
	<u>5411</u>	<u>Legal services</u>			
		<u>54111</u>	<u>Offices of lawyers</u>	<u>P</u>	<u>P</u>
		<u>54112</u>	<u>Offices of notaries</u>	<u>P</u>	<u>P</u>
		<u>54119</u>	<u>Other legal services</u>		
			<u>541191</u> <u>Title abstract and settlement offices</u>	<u>P</u>	<u>P</u>
			<u>541199</u> <u>All other legal services</u>	<u>P</u>	<u>P</u>
	<u>5412</u>	<u>Accounting, tax preparation, bookkeeping, and payroll services</u>			
		<u>54121</u>	<u>Accounting, tax preparation, bookkeeping, and payroll services</u>		
			<u>541211</u> <u>Offices of certified public accountants</u>	<u>P</u>	<u>P</u>
			<u>541213</u> <u>Tax preparation services</u>	<u>P</u>	<u>P</u>
			<u>541214</u> <u>Payroll services</u>	<u>P</u>	<u>P</u>
			<u>541219</u> <u>Other accounting services</u>	<u>P</u>	<u>P</u>
	<u>5413</u>	<u>Architectural, engineering, and related services</u>			
		<u>54131</u>	<u>Architectural services</u>	<u>P</u>	<u>P</u>
		<u>54132</u>	<u>Landscape architectural services</u>	<u>P</u>	<u>P</u>
		<u>54133</u>	<u>Engineering services</u>	<u>P</u>	<u>P</u>
		<u>54134</u>	<u>Drafting services</u>	<u>P</u>	<u>P</u>
		<u>54135</u>	<u>Building inspection services</u>	<u>P</u>	<u>P</u>
		<u>54136</u>	<u>Geophysical surveying and mapping services</u>	<u>P</u>	<u>P</u>
		<u>54137</u>	<u>Surveying and mapping (except geophysical) services</u>	<u>P</u>	<u>P</u>
		<u>54138</u>	<u>Testing laboratories</u>	<u>P</u>	<u>P</u>
	<u>5414</u>	<u>Specialized design services</u>			
		<u>54141</u>	<u>Interior design services</u>	<u>P</u>	<u>P</u>
		<u>54142</u>	<u>Industrial design services</u>	<u>P</u>	<u>P</u>
		<u>54143</u>	<u>Graphic design services</u>	<u>P</u>	<u>P</u>
		<u>54149</u>	<u>Other specialized design services</u>	<u>P</u>	<u>P</u>
	<u>5415</u>	<u>Computer systems design and related services</u>			
		<u>54151</u>	<u>Computer systems design and related services</u>		
			<u>541511</u> <u>Custom computer programming services</u>	<u>P</u>	<u>P</u>
			<u>541512</u> <u>Computer systems design services</u>	<u>P</u>	<u>P</u>
			<u>541513</u> <u>Computer facilities management services</u>	<u>P</u>	<u>P</u>
			<u>541519</u> <u>Other computer related services</u>	<u>P</u>	<u>P</u>
	<u>5416</u>	<u>Management, scientific, and technical consulting services</u>			
		<u>54161</u>	<u>Management consulting services</u>		
			<u>541611</u> <u>Administrative management and general management consulting services</u>	<u>P</u>	<u>P</u>
			<u>541612</u> <u>Human resources and executive search consulting services</u>	<u>P</u>	<u>P</u>
			<u>541613</u> <u>Marketing consulting services</u>	<u>P</u>	<u>P</u>
			<u>541614</u> <u>Process, physical distribution, logistics consult services</u>	<u>P</u>	<u>P</u>
			<u>541618</u> <u>Other management consulting services</u>	<u>P</u>	<u>P</u>
		<u>54162</u>	<u>Environmental consulting services</u>	<u>P</u>	<u>P</u>
		<u>54169</u>	<u>Other scientific and technical consulting services</u>	<u>P</u>	<u>P</u>
	<u>5417</u>	<u>Scientific research and development services</u>			
		<u>54171</u>	<u>Research and development in the physical, engineering, and life sciences</u>	<u>P</u>	<u>P</u>
		<u>54172</u>	<u>Research and development in the social sciences and humanities</u>	<u>P</u>	<u>P</u>

<u>Table 40.230.030-1. Uses</u>				<u>OC</u>	<u>BP</u>
<u>1997 North American Industrial Classification System (NAICS)</u>					
	<u>5418</u>	<u>Advertising and related services</u>			
		<u>54181</u>	<u>Advertising agencies</u>	<u>P</u>	<u>P</u>
		<u>54182</u>	<u>Public relations agencies</u>	<u>P</u>	<u>P</u>
		<u>54183</u>	<u>Media buying agencies</u>	<u>P</u>	<u>P</u>
		<u>54184</u>	<u>Media representatives</u>	<u>P</u>	<u>P</u>
		<u>54185</u>	<u>Display advertising</u>	<u>P</u>	<u>P</u>
		<u>54186</u>	<u>Direct mail advertising</u>	<u>P</u>	<u>P</u>
		<u>54187</u>	<u>Advertising material distribution services</u>	<u>P</u>	<u>P</u>
		<u>54189</u>	<u>Other services related to advertising</u>	<u>P</u>	<u>P</u>
	<u>5419</u>	<u>Other professional, scientific, and technical services</u>			
		<u>54191</u>	<u>Marketing research and public opinion polling</u>	<u>P</u>	<u>P</u>
		<u>54192</u>	<u>Photographic services</u>		
		<u>541921</u>	<u>Photography studios, portrait</u>	<u>P</u>	<u>P</u>
		<u>541922</u>	<u>Commercial photography</u>	<u>P</u>	<u>P</u>
		<u>54193</u>	<u>Translation and interpretation services</u>	<u>P</u>	<u>P</u>
		<u>54194</u>	<u>Veterinary services</u>	<u>P</u>	<u>P</u>
		<u>54199</u>	<u>All other professional, scientific, and technical services</u>	<u>P</u>	<u>P</u>
<u>55 - Management of Companies and Enterprises</u>					
<u>551</u>	<u>Management of companies and enterprises</u>				
	<u>5511</u>	<u>Management of companies and enterprises</u>			
		<u>55111</u>	<u>Management of companies and enterprises</u>		
		<u>551111</u>	<u>Offices of bank holding companies</u>	<u>P</u>	<u>P</u>
		<u>551112</u>	<u>Offices of other holding companies</u>	<u>P</u>	<u>P</u>
		<u>551114</u>	<u>Corporate, subsidiary, and regional managing offices</u>	<u>P</u>	<u>P</u>
<u>56 - Administrative and Support and Waste Management and Remediation Services</u>					
<u>561</u>	<u>Administrative and support services</u>				
	<u>5611</u>	<u>Office administrative services</u>			
		<u>56111</u>	<u>Office administrative services</u>	<u>P</u>	<u>P</u>
	<u>5612</u>	<u>Facilities support services</u>			
		<u>56121</u>	<u>Facilities support services</u>	<u>P</u>	<u>P</u>
	<u>5613</u>	<u>Employment services</u>			
		<u>56131</u>	<u>Employment placement agencies</u>	<u>P</u>	<u>P</u>
		<u>56132</u>	<u>Temporary help services</u>	<u>P</u>	<u>P</u>
		<u>56133</u>	<u>Employee leasing services</u>	<u>P</u>	<u>P</u>
	<u>5614</u>	<u>Business support services</u>			
		<u>56141</u>	<u>Document preparation services</u>	<u>P</u>	<u>P</u>
		<u>56142</u>	<u>Telephone call centers</u>		
		<u>561421</u>	<u>Telephone answering services</u>	<u>P</u>	<u>P</u>
		<u>561422</u>	<u>Telemarketing bureaus</u>	<u>P</u>	<u>P</u>
		<u>56143</u>	<u>Business service centers</u>		
		<u>561431</u>	<u>Private mail centers</u>	<u>P</u>	<u>P</u>
		<u>561439</u>	<u>Other business service centers (including copy shops)</u>	<u>P</u>	<u>P</u>
		<u>56144</u>	<u>Collection agencies</u>	<u>P</u>	<u>P</u>
		<u>56145</u>	<u>Credit bureaus</u>	<u>P</u>	<u>P</u>
		<u>56149</u>	<u>Other business support services</u>		
		<u>561491</u>	<u>Repossession services</u>	<u>P</u>	<u>P</u>
		<u>561492</u>	<u>Court reporting and stenotype services</u>	<u>P</u>	<u>P</u>
		<u>561499</u>	<u>All other business support services</u>	<u>P</u>	<u>P</u>
	<u>5615</u>	<u>Travel arrangement and reservation services</u>			

Table 40.230.030-1. Uses				<u>OC</u>	<u>BP</u>
1997 North American Industrial Classification System (NAICS)					
	<u>56151</u>	<u>Travel agencies</u>		<u>P</u>	<u>P</u>
	<u>56152</u>	<u>Tour operators</u>		<u>P</u>	<u>P</u>
	<u>56159</u>	<u>Other travel arrangement and reservation services</u>			
		<u>561591</u>	<u>Convention and visitor's bureaus</u>	<u>P</u>	<u>P</u>
		<u>561599</u>	<u>All other travel arrangement and reservation services</u>	<u>P</u>	<u>P</u>
	<u>5616</u>	<u>Investigation and security services</u>			
		<u>56161</u>	<u>Investigation, guard, and armored car services</u>		
		<u>561611</u>	<u>Investigation services</u>	<u>P</u>	<u>P</u>
		<u>561612</u>	<u>Security guards and patrol services</u>	<u>P</u>	<u>P</u>
		<u>561613</u>	<u>Armored car services</u>	<u>P</u>	<u>P</u>
		<u>56162</u>	<u>Security systems services</u>		
		<u>561621</u>	<u>Security systems services (except locksmiths)</u>	<u>P</u>	<u>P</u>
		<u>561622</u>	<u>Locksmiths</u>	<u>P¹</u>	<u>P¹</u>
	<u>5617</u>	<u>Services to buildings and dwellings</u>			
		<u>56171</u>	<u>Exterminating and pest control services</u>	<u>P</u>	<u>P</u>
		<u>56172</u>	<u>Janitorial services</u>	<u>P</u>	<u>P</u>
		<u>56173</u>	<u>Landscaping services</u>	<u>P</u>	<u>P</u>
		<u>56174</u>	<u>Carpet and upholstery cleaning services</u>	<u>P</u>	<u>P</u>
		<u>56179</u>	<u>Other services to buildings and dwellings</u>	<u>P</u>	<u>P</u>
	<u>5619</u>	<u>Other support services</u>			
		<u>56191</u>	<u>Packaging and labeling services</u>	<u>P</u>	<u>P</u>
		<u>56192</u>	<u>Convention and trade show organizers</u>	<u>P</u>	<u>P</u>
		<u>56199</u>	<u>All other support services</u>	<u>P</u>	<u>P</u>
<u>61 - Educational Services</u>					
<u>611</u>	<u>Educational services</u>				
	<u>6111</u>	<u>Elementary and secondary schools</u>			
		<u>61111</u>	<u>Elementary and secondary schools</u>	<u>C</u>	<u>C</u>
	<u>6112</u>	<u>Junior colleges</u>			
		<u>61121</u>	<u>Community and Junior colleges</u>	<u>€ P</u>	<u>€ P</u>
	<u>6113</u>	<u>Colleges, universities, and professional schools</u>			
		<u>61131</u>	<u>Colleges, universities, and professional schools</u>	<u>€ P</u>	<u>€ P</u>
	<u>6114</u>	<u>Business schools and computer and management training</u>			
		<u>61141</u>	<u>Business and secretarial schools</u>	<u>P</u>	<u>P</u>
		<u>61142</u>	<u>Computer training</u>	<u>P</u>	<u>P</u>
		<u>61143</u>	<u>Professional and management development training</u>	<u>P</u>	<u>P</u>
	<u>6115</u>	<u>Technical and trade schools</u>			
		<u>61151</u>	<u>Technical and trade schools</u>		
		<u>611511</u>	<u>Cosmetology and barber schools</u>	<u>P</u>	<u>P</u>
		<u>611512</u>	<u>Flight training</u>	<u>P</u>	<u>P</u>
		<u>611513</u>	<u>Apprenticeship training</u>	<u>P</u>	<u>P</u>
		<u>611519</u>	<u>Other technical and trade schools</u>	<u>P</u>	<u>P</u>
	<u>6116</u>	<u>Other schools and instruction</u>			
		<u>61161</u>	<u>Fine arts schools</u>	<u>P</u>	<u>P</u>
		<u>61162</u>	<u>Sports and recreation instruction</u>	<u>P</u>	<u>P</u>
		<u>61163</u>	<u>Language schools</u>	<u>P</u>	<u>P</u>
		<u>61169</u>	<u>All other schools and instruction</u>		
		<u>611691</u>	<u>Exam preparation and tutoring</u>	<u>P</u>	<u>P</u>
		<u>611692</u>	<u>Automobile driving schools</u>	<u>P</u>	<u>P</u>
		<u>611699</u>	<u>All other miscellaneous schools and instruction</u>	<u>P</u>	<u>P</u>
	<u>6117</u>	<u>Educational support services</u>			

<u>Table 40.230.030-1. Uses</u>				<u>OC</u>	<u>BP</u>
<u>1997 North American Industrial Classification System (NAICS)</u>					
		<u>61171</u>	<u>Educational support services</u>	<u>P</u>	<u>P</u>
<u>62 - Health Care and Social Assistance</u>					
<u>621</u>	<u>Ambulatory health care services</u>				
	<u>6211</u>	<u>Offices of physicians</u>			
		<u>62111</u>	<u>Offices of physicians</u>		
			<u>621111</u> <u>Offices of physicians (except mental health specialists)</u>	<u>P</u>	<u>P</u>
			<u>621112</u> <u>Offices of physicians, mental health specialists</u>	<u>P</u>	<u>P</u>
	<u>6212</u>	<u>Offices of dentists</u>			
		<u>62121</u>	<u>Offices of dentists</u>	<u>P</u>	<u>P</u>
	<u>6213</u>	<u>Offices of other health practitioners</u>			
		<u>62131</u>	<u>Offices of chiropractors</u>	<u>P</u>	<u>P</u>
		<u>62132</u>	<u>Offices of optometrists</u>	<u>P</u>	<u>P</u>
		<u>62133</u>	<u>Offices of mental health practitioners (except physicians)</u>	<u>P</u>	<u>P</u>
		<u>62134</u>	<u>Offices of physical, occupational and speech therapists, and audiologists</u>	<u>P</u>	<u>P</u>
		<u>62139</u>	<u>Offices of all other health practitioners</u>		
			<u>621391</u> <u>Offices of podiatrists</u>	<u>P</u>	<u>P</u>
			<u>621399</u> <u>Offices of all other miscellaneous health practitioners</u>	<u>P</u>	<u>P</u>
	<u>6214</u>	<u>Outpatient care centers</u>			
		<u>62141</u>	<u>Family planning centers</u>	<u>P</u>	<u>P</u>
		<u>62142</u>	<u>Outpatient mental health and substance abuse centers</u>	<u>P</u>	<u>P</u>
		<u>62149</u>	<u>Other outpatient care centers</u>		
			<u>621491</u> <u>HMO medical centers</u>	<u>P</u>	<u>P</u>
			<u>621492</u> <u>Kidney dialysis centers</u>	<u>P</u>	<u>P</u>
			<u>621493</u> <u>Freestanding ambulatory surgical and emergency centers</u>	<u>P</u>	<u>P</u>
			<u>621498</u> <u>All other outpatient care centers</u>	<u>P</u>	<u>P</u>
	<u>6215</u>	<u>Medical and diagnostic laboratories</u>			
		<u>62151</u>	<u>Medical and diagnostic laboratories</u>		
			<u>621511</u> <u>Medical laboratories</u>	<u>P</u>	<u>P</u>
			<u>621512</u> <u>Diagnostic imaging centers</u>	<u>P</u>	<u>P</u>
	<u>6216</u>	<u>Home health care services</u>			
		<u>62161</u>	<u>Home health care services</u>	<u>P</u>	<u>P</u>
	<u>6219</u>	<u>Other ambulatory health care services</u>			
		<u>62191</u>	<u>Ambulance services</u>	<u>P</u>	<u>P</u>
		<u>62199</u>	<u>All other ambulatory health care services</u>		
			<u>621991</u> <u>Blood and organ banks</u>	<u>P</u>	<u>P</u>
			<u>621999</u> <u>All other miscellaneous ambulatory health care services</u>	<u>P</u>	<u>P</u>
<u>622</u>	<u>Hospitals</u>				
	<u>6221</u>	<u>General medical and surgical hospitals</u>			
		<u>62211</u>	<u>General medical and surgical hospitals</u>	<u>C</u>	<u>C</u>
	<u>6222</u>	<u>Psychiatric and substance abuse hospitals</u>			
		<u>62221</u>	<u>Psychiatric and substance abuse hospitals</u>	<u>C</u>	<u>C</u>
	<u>6223</u>	<u>Specialty (except psychiatric and substance abuse) hospitals</u>			
		<u>62231</u>	<u>Specialty (except psychiatric and substance abuse) hospitals</u>	<u>C</u>	<u>C</u>
<u>623</u>	<u>Nursing and residential care facilities</u>				
	<u>6231</u>	<u>Nursing care facilities</u>			
		<u>62311</u>	<u>Nursing care facilities</u>	<u>C</u>	<u>C</u>
	<u>6232</u>	<u>Residential mental retardation, mental health and substance abuse facilities</u>			
		<u>62321</u>	<u>Residential mental retardation facilities</u>	<u>C</u>	<u>C</u>
		<u>62322</u>	<u>Residential mental health and substance abuse facilities</u>	<u>C</u>	<u>C</u>
	<u>6233</u>	<u>Community care facilities for the elderly</u>			

Table 40.230.030-1. Uses				<u>OC</u>	<u>BP</u>
1997 North American Industrial Classification System (NAICS)					
		<u>62331</u>	<u>Community care facilities for the elderly</u>		
			<u>623311</u> <u>Continuing care retirement communities</u>	<u>P</u>	<u>P</u>
			<u>623312</u> <u>Homes for the elderly</u>	<u>P</u>	<u>P</u>
	<u>6239</u>	<u>Other residential care facilities</u>			
		<u>62399</u>	<u>Other residential care facilities</u>	<u>C</u>	<u>C</u>
<u>624</u>	<u>Social assistance</u>				
	<u>6241</u>	<u>Individual and family services</u>			
		<u>62411</u>	<u>Child and youth services</u>	<u>P</u>	<u>P</u>
		<u>62412</u>	<u>Services for the elderly and persons with disabilities</u>	<u>P</u>	<u>P</u>
		<u>62419</u>	<u>Other individual and family services</u>	<u>P</u>	<u>P</u>
	<u>6242</u>	<u>Community food and housing, and emergency and other relief services</u>			
		<u>62423</u>	<u>Emergency and other relief services</u>	<u>P</u>	<u>P</u>
	<u>6243</u>	<u>Vocational rehabilitation services</u>			
		<u>62431</u>	<u>Vocational rehabilitation services</u>	<u>P</u>	<u>P</u>
	<u>6244</u>	<u>Child day care services</u>			
		<u>62441</u>	<u>Child day care services</u>	<u>P</u>	<u>P</u>
<u>71 – Arts, Entertainment, and Recreation</u>					
<u>712</u>	<u>Museums, historical sites, and similar institutions</u>			<u>X</u>	<u>X</u>
	<u>7121</u>	<u>Museums, historical sites, and similar institutions</u>		<u>X</u>	<u>X</u>
		<u>71211</u>	<u>Museums</u>	<u>X</u>	<u>X</u>
		<u>71212</u>	<u>Historical sites</u>	<u>C</u>	<u>C</u>
		<u>71213</u>	<u>Zoos and botanical gardens</u>	<u>X</u>	<u>X</u>
		<u>71219</u>	<u>Nature parks and other similar institutions</u>	<u>X</u>	<u>X</u>
<u>713</u>	<u>Amusement, gambling, and recreation industries</u>			<u>X</u>	<u>X</u>
	<u>7139</u>	<u>Other amusement and recreation industries</u>		<u>X</u>	<u>X</u>
		<u>71391</u>	<u>Golf courses and country clubs</u>	<u>X</u>	<u>X</u>
		<u>71392</u>	<u>Skiing facilities</u>	<u>X</u>	<u>X</u>
		<u>71393</u>	<u>Marinas</u>	<u>X</u>	<u>X</u>
		<u>71394</u>	<u>Fitness and recreational sports centers</u>	<u>P¹</u>	<u>P¹</u>
		<u>71395</u>	<u>Bowling centers</u>	<u>X</u>	<u>P¹</u>
		<u>71399</u>	<u>All other amusement and recreation industries</u>	<u>X</u>	<u>X</u>
<u>72 - Accommodation and Food Services</u>					
<u>721</u>	<u>Accommodation</u>				
	<u>7211</u>	<u>Traveler accommodation</u>			
		<u>72111</u>	<u>Hotels (except casino hotels) and motels</u>	<u>C</u>	<u>P</u>
<u>722</u>	<u>Food services and drinking places</u>				
	<u>7221</u>	<u>Full-service restaurants</u>			
		<u>72211</u>	<u>Full-service restaurants</u>	<u>P¹</u>	<u>P¹</u>
	<u>7222</u>	<u>Limited-service eating places</u>			
		<u>72221</u>	<u>Limited-service eating places</u>		
		<u>722211</u>	<u>Limited-service restaurants</u>	<u>P¹</u>	<u>P¹</u>
		<u>722212</u>	<u>Cafeterias</u>	<u>P¹</u>	<u>P¹</u>
		<u>722213</u>	<u>Snack and nonalcoholic beverage bars</u>	<u>P¹</u>	<u>P¹</u>
	<u>7223</u>	<u>Special food services</u>			
		<u>72231</u>	<u>Food service contractors</u>	<u>P¹</u>	<u>P¹</u>
		<u>72232</u>	<u>Caterers</u>	<u>P¹</u>	<u>P¹</u>
		<u>72233</u>	<u>Mobile food services</u>		
	<u>7224</u>	<u>Drinking places (alcoholic beverages)</u>			
		<u>72241</u>	<u>Drinking places (alcoholic beverages)</u>	<u>P¹</u>	<u>P¹</u>

<u>Table 40.230.030-1. Uses</u>				<u>OC</u>	<u>BP</u>
1997 North American Industrial Classification System (NAICS)					
81 - Other Services (except Public Administration)					
<u>811</u>	<u>Repair and maintenance</u>				
	<u>8112</u>	<u>Electronic and precision equipment repair and maintenance</u>			
		<u>81121</u>	<u>Electronic and precision equipment repair and maintenance</u>		
			<u>811211</u> <u>Consumer electronics repair and maintenance</u>	<u>P⁵</u>	<u>P⁵</u>
			<u>811212</u> <u>Computer and office machine repair and maintenance</u>	<u>P⁵</u>	<u>P⁵</u>
			<u>811213</u> <u>Communication equipment repair and maintenance</u>	<u>P⁵</u>	<u>P⁵</u>
			<u>811219</u> <u>Other electronic and precision equipment repair and maintenance</u>	<u>P⁵</u>	<u>P⁵</u>
<u>812</u>	<u>Personal and laundry services</u>				
	<u>8121</u>	<u>Personal care services</u>			
		<u>81211</u>	<u>Hair, nail, and skin care services</u>		
			<u>812111</u> <u>Barber shops</u>	<u>P¹</u>	<u>P¹</u>
			<u>812112</u> <u>Beauty salons</u>	<u>P¹</u>	<u>P¹</u>
			<u>812113</u> <u>Nail salons</u>	<u>P¹</u>	<u>P¹</u>
		<u>81219</u>	<u>Other personal care services</u>		
			<u>812191</u> <u>Diet and weight reducing centers</u>	<u>P¹</u>	<u>P¹</u>
			<u>812199</u> <u>Other personal care services</u>	<u>P¹</u>	<u>P¹</u>
	<u>8123</u>	<u>Drycleaning and laundry services</u>			
		<u>81231</u>	<u>Coin-operated laundries and drycleaners</u>	<u>X</u>	<u>X</u>
		<u>81232</u>	<u>Drycleaning and laundry services (except coin-operated)</u>	<u>P¹</u>	<u>P¹</u>
	<u>8129</u>	<u>Other personal services</u>			
		<u>81291</u>	<u>Pet care (except veterinary) services</u>	<u>P¹</u>	<u>P¹</u>
		<u>81292</u>	<u>Photofinishing</u>		
			<u>812921</u> <u>Photofinishing laboratories (except one-hour)</u>	<u>P¹</u>	<u>P¹</u>
			<u>812922</u> <u>One-hour photofinishing</u>	<u>P¹</u>	<u>P¹</u>
<u>813</u>	<u>Religious, grantmaking, civic, professional, and similar organizations</u>				
	<u>8131</u>	<u>Religious organizations</u>			
		<u>81311</u>	<u>Religious organizations</u>	<u>C</u>	<u>C</u>
	<u>8132</u>	<u>Grantmaking and giving services</u>			
		<u>81321</u>	<u>Grantmaking and giving services</u>		
			<u>813211</u> <u>Grantmaking foundations</u>	<u>P</u>	<u>P</u>
			<u>813212</u> <u>Voluntary health organizations</u>	<u>P</u>	<u>P</u>
			<u>813219</u> <u>Other grantmaking and giving services</u>	<u>P</u>	<u>P</u>
	<u>8133</u>	<u>Social advocacy organizations</u>			
		<u>81331</u>	<u>Social advocacy organizations</u>		
			<u>813311</u> <u>Human rights organizations</u>	<u>P</u>	<u>P</u>
			<u>813312</u> <u>Environment, conservation and wildlife organizations</u>	<u>P</u>	<u>P</u>
			<u>813319</u> <u>Other social advocacy organizations</u>	<u>P</u>	<u>P</u>
	<u>8134</u>	<u>Civic and social organizations</u>			
		<u>81341</u>	<u>Civic and social organizations</u>	<u>P</u>	<u>P</u>
	<u>8139</u>	<u>Business, professional, labor, political, and similar organizations</u>			
		<u>81391</u>	<u>Business associations</u>	<u>P</u>	<u>P</u>
		<u>81392</u>	<u>Professional organizations</u>	<u>P</u>	<u>P</u>
		<u>81393</u>	<u>Labor unions and similar labor organizations</u>	<u>P</u>	<u>P</u>
		<u>81394</u>	<u>Political organizations</u>	<u>P</u>	<u>P</u>
		<u>81399</u>	<u>Other similar organizations (except business, professional, labor, and political organizations)</u>	<u>P</u>	<u>P</u>
G. Other Uses Not Listed as NAICS Codes.					

<u>Table 40.230.030-1. Uses</u>		<u>OC</u>	<u>BP</u>
<u>1997 North American Industrial Classification System (NAICS)</u>			
1. <u>Service stations for vehicle fleets including retail cardlock facilities</u>		X C	X C
2. <u>Storage yard for building materials, contractors' equipment and vehicles, house mover, delivery vehicles, transit storage, used equipment in operable condition and related materials subject to the provisions of Section 18.317A.090E</u>		X	C
3. <u>Sewer, water and utility transmission lines and substations</u>		P	P
4. <u>Single-purpose/specialty retail</u>		P ¹	P ¹
5. <u>Retail sales of products fabricated on-site</u>		P ¹	P ¹
6. <u>Blueprinting, addressing/mailing and stenographic services</u>		P ¹	P ¹
7. <u>Branch banks</u>		P ¹	P ¹
8. <u>Blacksmith shops</u>		P X	X P
9. <u>Accessory Uses (in accordance with Section 18.104.025)</u>			
a. <u>Administrative, educational, and other related activities and facilities</u>		P ³	P ³
b. <u>Caretaker, security or manager residence when incorporated as an integral part of a permitted use.</u>		P ³	P ³
c. <u>Off-site hazardous waste treatment and storage facilities (subject to State Siting Criteria (RCW 70.105.210))</u>		P ³	P ³
10. <u>Other Uses</u>			
a. <u>Parks, trails and related uses</u>		P ³	P ³
b. <u>Existing residential uses, without any increase in density; and dwelling unit for caretaker on the property</u>		P	P
c. <u>Legally existing commercial and industrial uses and structures.</u>		P	P
d. <u>Public facilities used for the support of construction projects and agency operations, including offices for employees of the facility</u>		P	P
e. <u>Public buildings and other structures such as police and fire substations</u>		P	P
f. <u>Drive-through facilities</u>		X	X
g. <u>Correctional institutions</u>		X P	C P
<p><u>Notes:</u></p> <p><u>NAICS code classification is for primary use of site, not business classification.</u></p> <p>¹ <u>Commercial and service uses are an accessory to office or manufacturing building uses. Commercial and service uses shall not exceed ten percent (10%) of the gross floor area of the development or building within which they are located; provided, through the commercial retail bonus standards below. A freestanding commercial/service building(s) shall not be permitted in a complex. Where commercial/service uses are approved, a note shall be placed on the final site plan indicating the cumulative amount of the commercial/service area that has been approved and the residual amount that is available for use.</u></p> <p>² <u>(Reserved for future use).</u></p> <p>³ <u>Permitted only in association with a use permitted in the OC or BP districts unless publicly acquired for such use prior to October 24, 2000. Uses that produce nuisance factors, such as noise, heat, light, glare and odor, outside of the space in which they are located are not acceptable in this district. All uses must meet the performance standards section of this code See Table 40.260.250-1.</u></p> <p>⁴ <u>(Reserved for future use).</u></p> <p>⁵ <u>The repair and maintenance subsector does not include all establishments that do repair and maintenance. For example, a substantial amount of repair is done by establishments that also manufacture machinery, equipment and other goods. These establishments are included in the manufacturing sector in NAICS. In addition, repair of transportation equipment is often provided by or based at transportation facilities, such as airports, seaports, and these activities are included in the transportation and warehousing sector.</u></p> <p><u>Excluded from this subsector are establishments primarily engaged in rebuilding or remanufacturing machinery and equipment. These are classified in Sector 31-33, Manufacturing. Also excluded are retail establishments that provide after-sale services and repair. These are classified in Sector 44-45, Retail trade.</u></p>			

C. Commercial retail bonus in OC and BP district. Additional floor area beyond ten percent (10%) ~~fifteen percent (15%)~~ of total may be devoted to commercial uses if the following conditions are met. Density bonuses are expressed as a percentage of total floor area of the development or building:

1. All required parking is contained within the building or parking structure associated with the development: 2.5% bonus for each building served by the qualifying parking structure.
2. The entrances to the building are oriented to a transit stop: 2.5% bonus.
3. Child care facilities are provided within the development: 2.5% bonus for each building served by the child care facility.
4. Any six (6) of the following enhanced pedestrian spaces and amenities are provided: plazas, arcades, galleries, courtyards, outdoor cafes, widened sidewalks (more than six (6) feet wide outside of public right-of-way), benches, shelters, street furniture, public art or kiosks: 2.5% bonus.

D. Development standards

1. New lots and structures and additions to structures subject to this section shall comply with the applicable standards for sites, lots and building height, and setbacks in Tables 40.230.030-2, 40.230.030-3, and 40.230.030-4, subject to the provisions of Chapter 40.200 and Section 40.550.020. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section 40.520.040).

<u>Table 40.230.030-2. Site and Lot Requirements</u>				
<u>Zoning District</u>	<u>Site or Lot</u>	<u>Minimum Area</u>	<u>Minimum Width (feet)</u>	<u>Minimum Depth (feet)</u>
<u>OC</u>	<u>Site</u>	<u>5 acres</u>	<u>None</u>	<u>None</u>
	<u>Lot</u>	<u>20,000 square feet¹</u>	<u>100</u>	<u>100</u>
<u>BP</u>	<u>Site</u>	<u>5 acres</u>	<u>None</u>	<u>None</u>
	<u>Lot</u>	<u>6,000 square feet</u>	<u>None</u>	<u>None</u>

¹ For new office campus subdivisions.

<u>Table 40.230.030-3. Setbacks, Lot Coverage and Building Height</u>						
<u>Zoning District</u>	<u>Site or Lot</u>	<u>Minimum Setbacks</u> <u>Abutting or Adjacent to Non-Residential</u>			<u>Maximum Lot Coverage</u>	<u>Maximum Building Height (feet)</u>
		<u>Front (feet)</u>	<u>Side (feet)</u>	<u>Rear (feet)</u>		
<u>BP</u> <u>OC</u>	<u>Site</u>	<u>35</u>	<u>25</u>	<u>5</u>	<u>50%</u>	<u>72¹</u>
	<u>Lot</u>	<u>35</u>	<u>None</u>	<u>None</u>	<u>None</u>	

¹ Excluding unique architectural features such as towers, cupolas and peaked roofs

Table 40.230.030-4. Setbacks, Lot Coverage and Building Height

<u>Zoning District</u>	<u>Site or Lot</u>	<u>Minimum Setbacks</u> <u>Abutting or Adjacent to Residential</u>				<u>Maximum Building Height (feet)</u>
		<u>Residential Zone</u>	<u>Front (feet)</u>	<u>Side (feet)</u>	<u>Rear (feet)</u>	
<u>OC & BP</u>	<u>Site</u>	<u>Urban Low</u>	<u>75, 25¹</u>	<u>75, 25¹</u>	<u>75, 25¹</u>	<u>35</u>
		<u>Urban Medium</u>	<u>75, 25¹</u>	<u>75, 25¹</u>	<u>75, 25¹</u>	<u>48²</u>
		<u>Urban High</u>	<u>75, 25¹</u>	<u>75, 25¹</u>	<u>75, 25¹</u>	<u>72²</u>
<u>OC</u>	<u>Lot</u>	<u>all</u>	<u>35</u>	<u>None</u>	<u>None</u>	<u>35</u>

¹ The minimum site setback shall be seventy-five (75) feet for any lot line abutting a residential zone, unless berming and landscaping approved by the responsible official is provided which will effectively screen and buffer the business park activities from the residential district which it abuts; in which case, minimum setback may be twenty-five (25) feet.

² Excluding unique architectural features such as towers, cupolas, peaked roofs.

2. Service Roads, Spur Tracks, Hard Stands, Outside Storage Area, etc. No service road, spur track, hard stand or outside storage area, etc. shall be permitted within required setbacks adjoining residential districts.
3. Setbacks. No setbacks are required at points where side or rear lot lines abut a railroad right-of-way or spur tracks.
4. Fences. Fencing is permitted outside of a boundary line where it is necessary to protect property of the industry or the business concerned. No sight-obscuring fence shall be constructed abutting a major arterial or other public right-of-way in excess of four (4) feet in height within the perimeter setbacks. Any chain link or other wire fencing must be screened with green growing plan materials or contain slats.
5. Site landscaping and design plan. Development within this zoning district shall be subject to site plan review pursuant to Section 40.520.040, prior to the issuance of a building permit; which review may be conducted concurrent with the processing of building permits. In addition to the requirements of Section 40.520.040, the following requirements shall apply:
 - a. Blank walls are discouraged next to residential zones. If a blank wall is adjacent to residential zones the applicant shall provide and maintain a vegetative buffer of at least eleven (11) feet high that creates a varied appearance to the blank wall. Other features such as false or display windows, artwork, and varied building materials are acceptable.
 - b. Building facades facing public streets shall have fifty percent (50%) of the total surface area of the wall transparent.
 - c. Parking areas adjacent to rights-of-way shall be physically separated from the rights-of-way by landscaping or other features to a height of three (3) feet. A combination of walls, berms and landscape materials is highly recommended. Sidewalks may be placed within this landscaping if the street is defined as a collector or arterial with a speed limit of thirty-five (35) mph or above, in order to separate the pedestrian from heavy or high speed traffic on adjacent roads.
 - d. Primary building entrances shall be physically oriented to the street or to a pedestrian walkway.

- e. If a development is located within two-hundred fifty (250) feet of an existing or proposed transit stop the applicant shall work with the transit agency in locating a transit stop and shelter directly adjacent or as close as possible to the main building entrance.
- f. All off-street parking areas shall be planted with a minimum of one (1) deciduous tree for every six (6) parking spaces. Trees shall be of such species and spacing that a canopy effect shall result. Trees must be dispersed throughout the parking lot.
- g. Required setback areas adjacent to streets and those abutting a residential district shall be continuously maintained in lawn or live ground- cover. Allowed uses in these areas are bikeways, pedestrian paths and water quality facilities.
- h. A minimum of twenty percent (20%) of the site shall be landscaped. Vegetated stormwater treatment facilities and pedestrian plazas may be used to satisfy the requirement.
 - (1) To qualify as a pedestrian plaza the following conditions must be met:
 - (a) Minimum Size. A minimum of ten (10) feet depth and width with a minimum size of six- hundred fifty (650) square feet.
 - (b) Paving. A minimum of eighty percent (80%) of the area shall be paved in a decorative paver or textured, colored concrete. Asphalt is prohibited as a paver in pedestrian plazas.
- i. Structures and open spaces should be clustered on-site to maximize the campus and open space qualities within the development.
- j. When security fencing is required it shall be a combination of solid wall, wrought iron, dense hedges or other similar treatment. Long expanses of fences or walls shall be intersperse with trees or hedges to break up the appearance of the wall at least every fifty (50) feet for a distance of at least five (5) feet.
- k. Required setbacks adjacent to streets and those abutting a residential district shall be continuously maintained in lawn or line
- 6. Pedestrian access plan. An on-site pedestrian circulation system must be provided, which connects the street to the public entrances of the structure(s) on site.
 - a. The circulation system shall be hard surfaced and be at least five (5) feet wide.
 - b. Where the system crosses driveways, parking, and/or loading areas, the system must be clearly identifiable through the use of elevation changes, speed bumps, varied paving materials or other similar methods approved by the reviewing authority and in compliance with the Americans with Disabilities Act (ADA).
 - c. The on-site pedestrian circulation system and parking areas must be lighted to a level which provides adequate lighting so that parking areas can be used safely when natural light is not present.
 - d. The pedestrian system must connect the site to adjacent streets and transit stops. The pedestrian system must also connect on-site public open space or parks, commercial, office and institutional developments to adjacent like uses and developments for all buildings set back forty-five (45) feet or farther from the street lot line, when existing development does not preclude such connection. Development patterns must not preclude eventual site-to-site connections, even if an adjoining site is not planned for development at the time of the applicant's development.
- 7. Performance standards. No land or structure shall be used or occupied within this district unless there is compliance with the following minimum performance standards:
 - a. Maximum permissible noise levels shall be as determined by WAC 173-60, as amended.
 - b. Vibration. Vibration other than that caused by highway vehicles, trains, and aircraft, which is discernible without instruments at the property line of the use concerned, is prohibited.
 - c. Smoke and Particulate Matter. Air emissions must be within legal limits as approved by the Southwest Clean Air Agency.
 - d. Odors. The emission of noxious gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use creating such odors is prohibited.
 - e. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from nuisance and glare.
- 8. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.
- 9. Off-street parking and loading. Off-street parking shall be provided as required in Chapter 40.340.

10. Administration. As a condition for the granting of a building permit and/or site plan approval, at the request of the responsible official, information sufficient to determine the degree of compliance with the standards in this title shall be furnished by the applicant. Such request may include submission of continuous records of operation for periodic checks to assure maintenance of standards, and special surveys.

40.230.040 — BUSINESS PARK DISTRICT (BP)

- A. Purpose and applicability. The Business Park district (BP) provides for the development of uses including: limited light manufacturing and wholesale trade, light warehousing, business and professional services, research, business, and corporate offices and other similar compatible or supporting enterprises not oriented to the general public.
1. Development sites within the district may not be less than seven (7) acres in size and shall provide a park like setting with uses subject to high development and operational standards.
 2. The districts are devoid of nuisance factors, hazards, and potentially high parking or public facility demands.
 3. This zone may be applied to areas designated for industrial, commercial, or urban high density residential by the comprehensive plan (refer to Section 40.230.040(A)(6)).
 4. The application of this district should not result in a predominance of industrial uses within an area designated for non industrial activities by the plan.
 5. There should be no significant variance in the character of the area from the underlying comprehensive plan designation.
 6. When a business park (BP) district is applied to areas designated as urban high density on the comprehensive plan map, all of the following conditions shall be determined to be present by the responsible official:
 - a. Not more than fifty percent (50%) of land within an area shown as high density on the comprehensive plan shall be zoned for business park.
 - b. The site proposed for BP is in close proximity to industrial areas.
 - c. The site proposed for BP is at or near the intersection of two major arterials as designated by the comprehensive plan.
- B. Uses. The uses set out in Table 40.230.040-1 are examples of uses allowable in this zone district. The appropriate review authority is mandatory.
- "P" Uses allowed subject to approval of applicable permits.
- "R/A" Uses permitted upon Review and Approval as set forth in Section 40.520.020.
- "C" Conditional uses which may be permitted subject to the approval of a Conditional Use Permit as set forth in Section 40.520.030.
- "X" Uses specifically prohibited.
- Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Special Uses (Chapter 40.260) or other applicable chapter is noted in the "Special Standards" column.

Table 40.230.040-1. Uses		
	BP	Special Standards
1. Retail Sales—Restaurants, Drinking Places.		
a. Restaurants	P ⁺	
2. Retail Sales—Building Material and Farm Equipment.		
a. Bulk retail: lumber, building materials, paint, glass, heating, plumbing, electrical supplies	C	
3. Services—Amusement.		
a. Athletic health clubs	P	
b. Indoor theater	P	
c. Public and private park	P	
4. Services—General.		
a. Credit unions	P	
b. Rental services	P	
c. Building maintenance	P	
d. Office supplies—machines	P	
e. Computers, camera equipment, electronics equipment	P	
5. Services—Medical and Health.		

Table 40.230.040-1. Uses		
	BP	Special Standards
a. Medical, dental services	P	
6. Services—Professional Office.		
a. Finance, insurance, real estate	P	
b. Stenographic, clerical	P	
c. Employment services	P	
d. Data processing, computer services	P	
e. Research and development	P	
f. Legal	P	
g. Engineering, consulting, planning	P	
h. Architectural	P	
i. Duplicating, blueprints, printing	P	
7. Services—Educational.		
a. Public and private schools, including business and trade	P	
b. Preschool, commercial day care centers	C	40.260.160
8. Public Services and Facilities.		
a. Government services, inside storage and services	P	
b. Government services including outside storage	C	
c. Transit, bus, taxi terminals	C	
d. Railroad tracks, spur lines	C	
e. Truck terminals	C	
9. Light Manufacturing—Warehousing.		
a. Printing, publishing, allied products	P	
b. Signs, advertising display	P	
c. Office machine equipment	P	
d. Instruments—scientific, photographic, control	P	
e. Electronics	P	
f. Software, computers	P	
g. Fabricated metal products	P	
h. Light fabricated building components	P	
i. Warehousing, inside storage and services (excluding livestock)	P	
j. Plastics, rubber	P	
10. Manufacturing, Storage.		
a. Chemical, related products	C	
b. Transportation and parts	C	
11. Accessory Uses and Activities.		
a. On-site hazardous waste treatment and storage facilities, subject to State Siting Criteria (RCW 70.105.210).	P	
b. Security living quarters	C	
12. Other Uses		
a. Utilities, other than wireless communications facilities	P	40.260.240
b. Wireless communications facilities	P/C ²	40.260.250
c. Solid waste handling and disposal sites	C	40.260.200
d. Temporary uses	P	40.260.220

¹ Not located abutting the right of way, or within two hundred (200) feet of the centerline of public rights of way.

² See Table 40.260.250-1.

C. ~~Development standards~~

1. ~~New lots and structures and additions to structures subject to this section shall comply with the applicable standards for sites, lots and building height, and setbacks in Tables 40.230.040 2 and 40.230.040 3, subject to the provisions of Chapter 40.200 and Section 40.550.020. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section 40.520.040).~~

Table 40.230.040 2. Site and Lot Requirements

Zoning District	Site or Lot	Minimum Area	Minimum Width (feet)	Minimum Depth (feet)
BP	Site	7 acres	None	None
	Lot	6,000 square feet	None	None

Table 40.230.040 3. Setbacks, Lot Coverage and Building Height

Zoning District	Site or Lot	Minimum Setbacks Abutting Residential			Minimum Setbacks Abutting Non-Residential			Maximum Lot Coverage	Maximum Building Height (feet)
		Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)		
BP	Site	75, 25 ⁺	75 ⁺ , 25	75 ⁺ , 25	35	25	5	50%	35 ²
	Lot	35	None	None	35	None	None	None	

⁺ ~~The minimum site setback shall be seventy-five (75) feet for any lot line abutting a residential zone, unless berming and landscaping approved by the responsible official is provided which will effectively screen and buffer the business park activities from the residential district which it abuts; in which case, minimum setback may be twenty-five (25) feet.~~

² ~~No structure shall exceed thirty-five (35) feet in height unless the responsible official finds that appropriate setbacks and/or screening of the site can maintain the character of the surrounding area.~~

2. ~~Service Roads, Spur Tracks, Hard Stands, Outside Storage Area, Etc. No service road, spur track, hard stand, outside storage area, etc., shall be permitted within required setbacks adjoining residential districts.~~
3. ~~Setbacks. No setbacks are required at points where side or rear lot lines abut a railroad right-of-way or spur tracks.~~
4. ~~Fences, Walls, Hedges. Fencing will be allowed inside of a boundary planting screen where it is necessary to protect property of the industry or business concerned; or to protect the public from a dangerous condition; provided, that no fence is constructed in a required setback abutting public right-of-way.~~
5. ~~Site landscaping and design plan. New development within the zoning district shall be subject to site plan review pursuant to 40.520.040, prior to issuance of building permit; which review may be conducted concurrent with the processing of building permits. In addition to the requirements of Section 40.520.040, the following requirements shall apply:~~
 - a. ~~All required landscaping shall be installed prior to occupancy, unless otherwise approved by the responsible official pursuant to Section 40.320.010(G).~~
 - b. ~~Required rear and side setbacks abutting a residential district shall provide and maintain a dense evergreen buffer which attains a mature height of at least eleven (11) feet, or other screening measures as may be prescribed by the responsible official.~~
 - c. ~~Required setbacks adjacent to streets and those abutting a residential district shall be continuously maintained in lawn or line ground cover, with such line ground cover and trees~~

- ~~or shrubs established and maintained in a manner providing a park-like character to the property.~~
- ~~d. Areas which are to be maintained in their natural setting shall be so designated on a landscape plan, and subject to the review and approval of the responsible official.~~
 - ~~e. The outside storage of equipment or materials may be permitted only when contained by a site-obscuring fence or a landscaped screening not less than six (6) feet high. Outside storage shall not exceed the height of fencing or landscaping.~~
 - ~~f. All mechanical heating and ventilating equipment shall be visually screened, as approved by the site plan review process.~~
- ~~6. Administration. As a condition for the granting of a building permit and/or site plan approval, at the request of the responsible official, information sufficient to determine the degree of compliance with the standards in this title, shall be furnished by the applicant. Such request may include submission of continuous records of operation for periodic checks to assure maintenance of standards, or special surveys.~~
- ~~7. Performance standards. No land or structure shall be used or occupied within this district unless there is compliance with the following minimum performance standards:~~
- ~~a. Maximum permissible noise levels shall be as determined by WAC 173-60, as amended.~~
 - ~~b. Vibration. Vibration other than that caused by highway vehicles, trains, and aircraft, which is discernible without instruments at the property line of the use concerned, is prohibited.~~
 - ~~c. Smoke and Particulate Matter. Air emissions must be approved by the Southwest Clean Air Agency.~~
 - ~~d. Odors. The emission of noxious gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use creating such odors is prohibited.~~
 - ~~e. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from nuisance and glare.~~
- ~~8. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.~~
- ~~9. Off-street parking and loading. Off-street parking shall be provided as required in Chapter 40.340.~~